

Question for the Record Submitted by Congresswoman Eleanor Holmes Norton

What is the rationale for moving Pretrial Services Agency (PSA), the Court Services and Offender Supervision Agency (CSOSA), and the Public Defender Service (PDS) more than a mile from DC Superior Court and the DC Court of Appeals when the US Attorneys Office was recently moved only four blocks away?

Questions for the Record Submitted by Congressman Steve Cohen

1. Please provide a copy of the Tariff Building/Hotel Monaco outlease and any amendments to the lease.
2. Please provide the text of any confidentiality clauses included in the Tariff Building/Hotel Monaco outlease.
3. How many GSA outleases include a confidentiality clause?
4. What is the reasoning behind including a confidentiality clause for the Tariff Building/Hotel Monaco?
5. When did the GSA contracting officer submit a request to the tenant for its consent to release the unredacted copy of the Tariff Building/Hotel Monaco lease to the Committee?
6. Has the tenant responded to the GSA contracting officer's request? If yes, please provide a copy of the tenant's response.


From: Jeff Post - S <jeffrey.post@gsa.gov >
To: rebecca.pselos@gsa.gov, clifford.pearson@gsa.gov, andrew.blaylock@gsa.gov, kevin.ortiz@gsa.gov
Subject: Trump (the Company) Asks Trump (the Administration) for Rent Relief -The New York Times
Date: Tue, 21 Apr 2020 14:46:50 -0700
Message-ID: <CAK9jB5Oc8o58-o4A_4akS36EWr009n+Fokqc0LFwQ7Jfkq6hdg@mail.gmail.com >

Trump (the Company) Asks Trump (the Administration) for Rent Relief - The New York Times

<https://www.nytimes.com/2020/04/21/business/trump-hotel-rent-payment-coronavirus.html>

FYI.

(b) (5)

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Thanks.

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From: Bobbi Conde - H1EA <roberta.conde@gsa.gov >
To: undisclosed-recipients;;
BCC: scott.anderson@gsa.gov
Subject: Executive Secretariat - Weekly Administrator Report - February 6, 2020
Date: Thu, 6 Feb 2020 14:47:28 -0500
Message-ID: <CAACY8=NFmjTH0MkQrVjw=w_4chudyjrjOwFxXB- L54VS=uJ+JMQ@mail.gmail.com >
Attachments: Executive Secretariat- Weekly Administrator Report - February 6, 2020.xlsx

Good afternoon,

Attached is the Weekly Administrator Report that identifies Administrator and Deputy Administrator controls due in the next 2 weeks, in external review, or on hold.

Please let Molly Thomas or me know if you have any questions or need additional/other informatino. Thank you..



U.S. General Services Administration

Bobbi L. Conde

Office of Administrative Services

1800 F Street, NW

Washington, DC 20405

Phone: (202)604-3774

E-mail: roberta.conde@gsa.gov

executive-secretariat@gsa.gov

[CDT Tip Sheets](#)

Executive Secretariat - Weekly Administrator Report - February 6, 2020

Row #	Document ID	Date Received/Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary	Document Type	Stage	Current Location and Current Location Start Date	Upcoming Concurrences	Originating Office
Control Stage: Critical Items Control Stage: Critical Items Control Stage: Critical Items										
1	CC042577	12/13/2019	2/3/2020	2/11/2020		GAO Final Response	Awaiting Signature	Office of the Administrator 1/31/2020	Office of the Administrator	PBS
2	CC042598	12/18/2019	1/23/2020			Other	Awaiting Signature	Office of the Administrator 1/22/2020	Office of the Administrator	FAS
3	CC042658	1/9/2020	2/14/2020			Delegation	Awaiting Signature	Office of the Administrator 2/3/2020	Office of the Administrator	PBS
4	CC042611	12/20/2019	1/10/2020			Annual Report	Awaiting Signature	Office of the Administrator 2/4/2020	Office of the Administrator	OAS
5	CC042669	1/10/2020	2/17/2020			Other Report	Awaiting Signature	Office of the Deputy Administrator 2/5/2020	Office of the Administrator	OGP
6	CC042290	9/27/2019	10/25/2019			Order	Awaiting Signature	Office of the Administrator 2/3/2020	Office of the Administrator	OHRM
Control Stage: Critical Items (Deputy Administrator)Control Stage: Critical Items (Deputy Administrator)Control Stage: Critical Items (Deputy Administrator)										
7	CC042504	11/25/2019	12/11/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 11/26/2019	Office of the Deputy Administrator	FAS
8	CC042522	12/5/2019	12/12/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
9	CC042523	12/5/2019	12/5/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
10	CC042542	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
11	CC042544	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
12	CC042545	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
13	CC042546	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
14	CC042547	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
15	CC042548	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS

Row #	Document ID	Date Received/Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary	Document Type	Stage	Current Location and Current Location Start Date	Upcoming Concurrences	Originating Office
16	CC042511	11/25/2019	12/11/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	Office of the Deputy Administrator	FAS
17	CC042625	12/23/2019	1/10/2020			Forms	Awaiting Signature	Office of the Deputy Administrator 12/27/2019	Office of the Deputy Administrator	PBS
18	CC042665	1/10/2020	1/17/2020			Forms	Awaiting Signature	Office of the Deputy Administrator 1/10/2020	Office of the Deputy Administrator	GSA IT
19	CC042410	10/25/2019	11/7/2019			Forms	Awaiting Signature	CR-Office of Human Resources Services 1/30/2020	Office of the Deputy Administrator	GSA IT
20	CC042411	10/24/2019	11/7/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 11/1/2019	Office of the Deputy Administrator	GSA IT
Control Stage: In Process/Active Control Stage: In Process/Active										
21	CC042651	1/9/2020	2/13/2020			Other	Concurrence	Office of the Chief Of Staff 2/4/2020	OGC, Administrator	FAS
22	CC042687	1/15/2020	2/20/2020			Other	Concurrence	Office of Executive Secretariat and Audit Management 2/4/2020	HIE, FAS, OGC	FAS
23	CC042703	1/21/2020	1/21/2020			Other	Revise	Office of the Chief Of Staff 2/5/2020	OGC, Administrator	FAS
24	CC042723	1/24/2020	1/31/2020			Lease Prospectus	Concurrence	Simultaneous Agency Clearance 2/3/2020	OCIA, Administrator	PBS
25	CC041911	7/29/2019	9/10/2019			Directive	Directives Clearance	Office of Executive Secretariat and Audit Management 1/24/2020	OPR, OGC, Administrator	OMA
26	CC042762	2/5/2020	2/12/2020			Spend Plan	Concurrence	Office of Congressional and Intergovernmental Affairs 2/5/2020	OGC, Administrator	OCFO
27	CC042764	2/6/2020	2/12/2020			Spend Plan	Concurrence	Office of Congressional and Intergovernmental Affairs 2/6/2020	OCFO, OCIA, OGC, Administrator	OCFO
28	CC042765	2/6/2020	2/12/2020			Spend Plan	Concurrence	Office of Congressional and Intergovernmental Affairs 2/6/2020	OCFO, OCIA, OGC, Administrator	OCFO

Row #	Document ID	Date Received/Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary	Document Type	Stage	Current Location and Current Location Start Date	Upcoming Concurrences	Originating Office
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Row #	Document ID	Date Received/Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1
Control Stage: In Process/External Review Control Stage: In Process/External Re				
1	CC038838	6/20/2018	6/25/2018	
2	CC040282	2/4/2019	2/15/2019	
3	CC039480	10/10/2018	10/30/2018	10/31/2018
4	CC040000	11/28/2018	1/4/2019	
5	CC041990	8/12/2019	9/13/2019	
6	CC042210	9/12/2019	10/16/2019	
7	CC042240	9/18/2019	10/23/2019	
8	CC042241	9/18/2019	10/23/2019	
9	CC042242	9/18/2019	10/23/2019	
10	CC041451	6/13/2019	7/18/2019	
11	CC041480	6/20/2019	6/20/2019	7/25/2019
12	CC042536	12/10/2019	12/23/2019	
13	CC042434	11/12/2019	12/17/2019	

14	CC037133	6/28/2017	8/2/2017
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15	CC037894	12/8/2017	1/5/2018
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16	CC042755	1/31/2020	2/7/2020
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Control Stage: In Process/Hold

17	CC040514	3/21/2019	5/3/2019
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18	CC040426	3/5/2019	4/8/2019
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19	CC042305	10/2/2019	11/6/2019
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20	CC038739	5/30/2018	6/29/2018
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21	CC034677	9/30/2016	11/2/2016
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Summary	Document Type	Stage	Current Location and
Review	Prospectus Threshold	External Review	OMB
	Lease Prospectus	External Review	OMB
	Annual Report	External Review	OMB
	Lease Prospectus	External Review	OMB
	Budget	External Review	OMB
	Budget	External Review	OMB
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	OMB
	Other	External Review	OMB
	Budget	External Review	OMB
	Annual Report	External Review	
	Reprogramming	External Review	

	Letter	External Review	OMB
	Letter	External Review	
	Annual Report	External Review	
	Directive	Hold	
	Other	Hold	
	Letter	Hold	
	Delegation	Hold	
	Other	Hold	OGP Office of Asset and Transportation Management

Current Location Start Date	Originating Office
2/4/2020	PBS
2/4/2020	PBS
12/13/2018	GSA IT
2/4/2020	PBS
11/7/2019	PBS
2/4/2020	PBS
2/4/2020	PBS
2/4/2020	PBS
2/4/2020	PBS
2/4/2020	PBS
2/4/2020	PBS
2/4/2020	PBS
1/22/2020	OGP
2/4/2020	PBS

2/4/2020	PBS
11/7/2019	PBS
2/5/2020	OCFO
10/1/2019	PMA
6/11/2019	OHRM
11/20/2019	OCIA
11/7/2019	PBS
11/14/2016	OGP

From: Saul Japson - S <saul.japson@gsa.gov>
To: Kevin Ortiz - S <kevin.ortiz@gsa.gov>
CC: Jessica Salmoiraghi - M <jessica.salmoiraghi@gsa.gov>, Marisa Scruggs <marisa.scruggs@gsa.gov>
Subject: Re: OGP Meeting Today
Date: Mon, 13 Jan 2020 08:48:03 -0500
Message-ID: <CAM9KLL3bLA6sQJZnS5cMWcE- VO5O7r+MK061bSfQLBQVdmxzlG@mail.gmail.com>

thanks for the heads-up Kevin.

On Mon, Jan 13, 2020 at 8:44 AM Kevin Ortiz - S <kevin.ortiz@gsa.gov> wrote:
Good morning all -

I unfortunately will not be able to attend the OGP week ahead meeting this morning. We have a meeting to discuss GSA's response to House T&I on the Old Post Office lease. Please see below for my updates for OGP. Happy to talk through them if you'd like.

Monday, January 13

- [illegible]

[REDACTED]

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[REDACTED]

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[REDACTED]

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[REDACTED]

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[REDACTED]

•

[REDACTED]



U.S. General Services Administration

Kevin Ortiz
Congressional Policy Analyst
Office of Congressional and Intergovernmental Affairs
kevin.ortiz@gsa.gov
[REDACTED] (mobile)

From: Tyler Menzler - S <tyler.menzler@gsa.gov >
Andrew Blaylock - S <andrew.blaylock@gsa.gov >, Rebecca Pselos - S <rebecca.pselos@gsa.gov >, Erin Mewhirter <erin.mewhirter@gsa.gov >, Kevin Ortiz - S <kevin.ortiz@gsa.gov >, Clifford Pearson - PTB <clifford.pearson@gsa.gov >
To:
Subject: Fwd: Questions for the Record
Date: Fri, 28 Feb 2020 14:27:06 -0500
Message-ID: <CAKwhET4S-h9GBTkGaQMZXJUzp7_3j8LXKNjKBVSEfHLGqZLhoQ@mail.gmail.com >
Attachments: 2020-02-28 LTR to GSA Admin. Murphy re QFR.pdf

Please see the attached letter from House T&I following Emily's testimony in January.



U.S. General Services Administration

Tyler R. Menzler
Congressional Policy Analyst
Office of Congressional and Intergovernmental Affairs
tyler.menzler@gsa.gov
202-674-9450

----- Forwarded message -----

From: **Fulcer, Brett** <[REDACTED]>
Date: Fri, Feb 28, 2020 at 2:22 PM
Subject: Questions for the Record
To: Tyler Menzler - S <tyler.menzler@gsa.gov>
Cc: Andrew Blaylock - S <andrew.blaylock@gsa.gov>, Kevin Ortiz - S <kevin.ortiz@gsa.gov>, Dudley, Lauren <[REDACTED]>, Pasternak, Doug <[REDACTED]>, Jacobs, Ann <[REDACTED]>, Hardy, Johanna <[REDACTED]>, Cooke, Corey <[REDACTED]>

Tyler,

Please find attached questions for the record for Administrator Murphy following our January 28th hearing. The letter contains additional detail and deadlines.

Thank you,

Brett Fulcer

Legislative Assistant

Committee on Transportation and Infrastructure

Democratic Staff | 586 Ford House Office Building



Committee on Transportation and Infrastructure
U.S. House of Representatives

Washington, DC 20515

Peter A. DeFazio
Chairman

Sam Graves, MO
Ranking Member

Katherine W. Dedrick, Staff Director

Paul J. Sass, Republican Staff Director

February 28, 2020

The Honorable Emily Murphy
Administrator
General Services Administration
1800 F Street, NW
Washington, DC 20405

Dear Administrator Murphy:

Thank you again for appearing before the House Subcommittee on Economic Development, Public Buildings, and Emergency Management at our January 28th hearing on "GSA Outleases and the Trump Old Post Office Hotel." Both Members and staff of the Subcommittee found your testimony compelling and insightful. We greatly appreciate your willingness to testify and provide thoughtful answers to our questions.

Attached are several questions to answer for the hearing record. The Subcommittee requests your written response to the questions no later than Friday, March 13th so that they may be included in the record.

If you have any questions, please contact Lauren Dudley of the Committee on Transportation and Infrastructure at [REDACTED] or [REDACTED]

Sincerely,

[REDACTED]
PETER A. DeFAZIO
Chair

SUBCOMMITTEE ON ECONOMIC DEVELOPMENT, PUBLIC BUILDINGS, AND EMERGENCY
MANAGEMENT HEARING
“GSA OUTLEASES AND THE TRUMP OLD POST OFFICE HOTEL”
JANUARY 28, 2020

Questions for the Record Submitted by Chair DeFazio and Subcommittee Chair Titus

Selling the Outlease:

1. If the lease for the Trump International Hotel Washington DC remains with the Trump Organization and Donald J. Trump is not re-elected as President, then the Trump Organization could potentially end up with an underperforming asset. What does GSA do when the owner of an outlease with GSA cannot meet the terms of the outlease? Is there a standard policy or contingency plan?
2. What responsibilities remain with the Trump Organization if the lease is sold?
3. Please explain how much money taxpayers will receive if the Trump International Hotel Washington DC outlease is sold for \$500 million and how the money received by GSA is calculated?
4. If the purchaser of the lease is an LLC -- how will GSA know if that's just a front for a Russian oligarch, or a terrorist organization? What specific steps would GSA take to identify *all* of the LLC owners and anyone or any entity that has any financial stake in the LLC? If it turns out a potential buyer is, in fact, tied to a foreign entity or government who is attempting to purchase the hotel lease, will GSA notify Congress about that before allowing the sale to be completed?

Security:

1. Is GSA engaging with the FBI, Department of Justice or the Secret Service in regard to the potential sale of the lease given the fact that the Trump International Hotel Washington DC is next to the Department of Justice and across the street from the FBI headquarters, since depending on the ownership of the lease it could pose a national security threat to these agencies?
2. The Department of Homeland Security has developed standards and policies for security in and protection of government-owned buildings. The Old Post Office Building seems to be particularly vulnerable from a security perspective—both as a potential target and as a platform for breaching the electronic or physical security of nearby high-security buildings such as the FBI headquarters building. Did GSA or any other Federal entity assess the security risks presented by the Old Post Office building and its outlease to the Trump Organization prior to the signing of the lease in 2013? If so, what countermeasures were identified to mitigate these risks? To what extent are these countermeasures being implemented?

3. Chapter 17 of GSA's Leasing Desk Guide lists requirements for security agency buy-ins for leased space. The Trump International Hotel Washington DC lease does not include any security requirements. Should outleases have security requirements? Especially when the buildings are in sensitive areas?
4. GSA's contract with the Trump Organization does not expressly define actions that the Trump Organization is required to take to promote the security and protection of the Old Post Office building. This seems to be an important omission. What will you do to make clear the lessee's security responsibilities both in the case of the Trump International Hotel Washington DC outlease and in future outleases that GSA executes?

Outleasing Policy:

1. Multiple layers of rules and regulations direct GSA's acquisition of goods, services and leased space. The Federal Acquisitions Regulations (FAR) is more than 1,000 pages long, GSA's Acquisitions Manual (the GSAR) is almost 500 pages long and GSA's Leasing Desk Guide – 22 chapters and eight appendices – is almost 900 pages long. Do the FAR, GSAR or the Leasing Desk Guide apply to GSA outleases? If not, what aspects of these regulations and guidance should be applied to outleases? What steps do you plan to take to establish guidance for outleases that you determine is currently lacking?
2. GSA's brokers and Lease Contracting Officers use a standard lease form, correct? Why is there no standard outlease form?
3. GSA's standard form for Leasing Contract Officers requires that no person holding a federally elected office may directly or indirectly participate or benefit from the lease. However, the form only applies to leases. Why is that provision not included in outleases?

Question for the Record Submitted by Congresswoman Eleanor Holmes Norton

What is the rationale for moving Pretrial Services Agency (PSA), the Court Services and Offender Supervision Agency (CSOSA), and the Public Defender Service (PDS) more than a mile from DC Superior Court and the DC Court of Appeals when the US Attorneys Office was recently moved only four blocks away?

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6. Has the tenant responded to the GSA contracting officer's request? If yes, please provide a copy of the tenant's response.

From: Bisnow Washington DC <newsletter@news.bisnow.com >
To: scott.anderson@gsa.gov
Subject: Trammell Crow Starts Work On 9-Story Brookland Building; HinesEnters Arlington Office Market
Date: Wed, 28 Aug 2019 14:14:32 -0500 (CDT)
Message-ID: <2049889249.723824630.1567019672267.JavaMail.mktmail@abmas02.marketo.org >



Trammell Crow Begins Work On 9-Story Brookland Multifamily Project

[Experience All The Luxe Amenities That VIDA Fitness Has To Offer With A 1-Day Total Access Trial Membership. Try The Expansive Weight Floor, Innovative Cardio Equipment, Challenging Group Classes, D.C.'s Most Experienced Personal Trainers And More! Sign Up Here](#)

A new, nine-story multifamily development just got started in [Brookland](#), but some residents of the Northeast D.C. neighborhood are already voicing opposition.



A [Trammell Crow](#) subsidiary received permits this month to raze a two-story brick building on the site at 2607 Reed St. NE, and demolition work was underway as of Wednesday morning. An affiliate of Trammell Crow's High Street Residential this week received a \$73M loan for the...

[Read the full story here.](#)

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Hines Pays \$93M To Enter Arlington's Suddenly Hot Office Market

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Consulting Firm To Move Headquarters To Lerner's Tysons II Complex

Consulting firm Dean & Co. is relocating its headquarters in [Tysons](#). The firm signed a lease with [Lerner](#) to move its corporate headquarters to a 36K SF space on the fifth and sixth floors of 1600 Tysons Blvd., the developer announced Tuesday.

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In Case You Missed It...

**H Street Losing Retail Momentum To
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Amazon Backs Out Of 4M SF Facility, Says It's 'No Longer Exploring' Business In Prince George's County

SoftBank-Owned Real Estate Firm Buys Petworth Retail Property For \$20M



Top Architects On Building Sustainable Projects And Preparing For Climate Risk

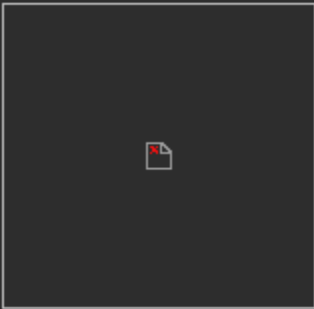
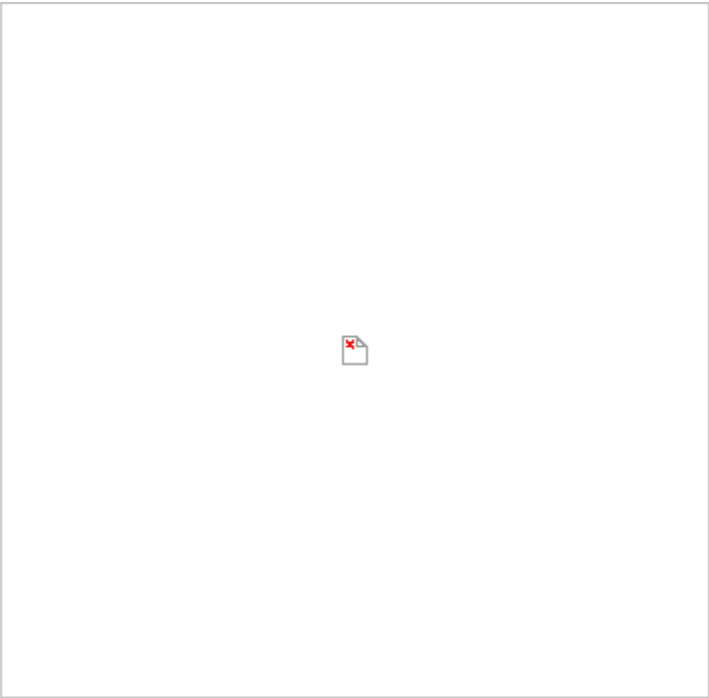


Here Are The 10 Biggest Real Estate Transactions In The U.S. This Year

The U.S. investment sales market in commercial real estate has been awash in capital for some time now, looking for big deals in which to deploy meaningful chunks of cash all at once. But opportunities for massive spends are always [few and far between](#).

Here are the biggest transactions in U.S. commercial real estate this year so far, ranked by sales price and split between single-asset sales and portfolio sales.

[Read the full story here.](#)



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123 William St, Suite 1505, New York NY 10038
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From: Bisnow Washington DC <newsletter@news.bisnow.com >
To: scott.anderson@gsa.gov
Subject: D.C. Tech Firm Nearly Doubles Footprint In Relocation; 'Badass'Women's Voices Are Boosting CRE Boardrooms
Date: Mon, 9 Mar 2020 14:14:50 -0500 (CDT)
Message-ID: <1305532773.-2123895962.1583781290950.JavaMail.mktmail@abmas03.marketo.org >



'Badass' In Their Own Right, Women's Voices Are Boosting CRE Boardrooms

[Announcing Northeast DC: Opportunities In Brookland, Fort Totten, Deanwood and The H Street Corridor](#)



Mortenson Senior Vice President Maja Rosenquist didn't always want to be recognized as a woman in construction.

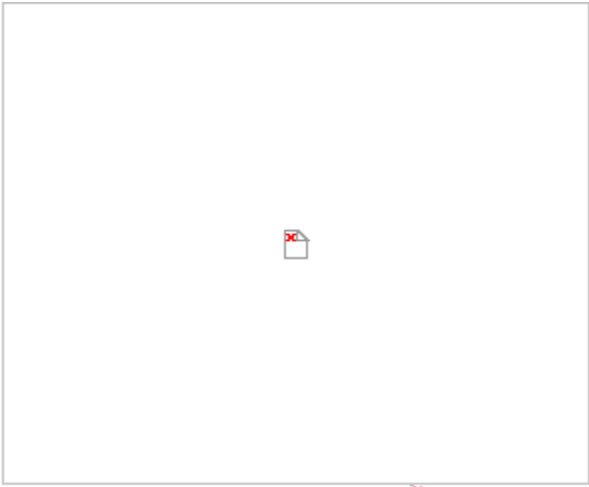
"I want to be recognized for being a badass in my role on my own," Rosenquist said. "But I do know it's important to be recognized as a strong woman leader in operations in this industry."

Being a woman in commercial real estate is part of a push for diversity that also reaches the bottom line, [a report from The Carlyle Group found](#).

Three-year earnings at portfolio companies with at least two minority board members (women or people of color) were close to 12% higher than companies that didn't have diverse board makeups.

This year, [2020 Women on Boards](#), a nonprofit focused on increasing gender diversity on boards, published a [Gender Diversity Index](#), showing that, as of mid-2019, women held 20.4% of the board seats in Russell 3000 companies, and the 100 largest companies had women in 30% of board seats. In California, the group...

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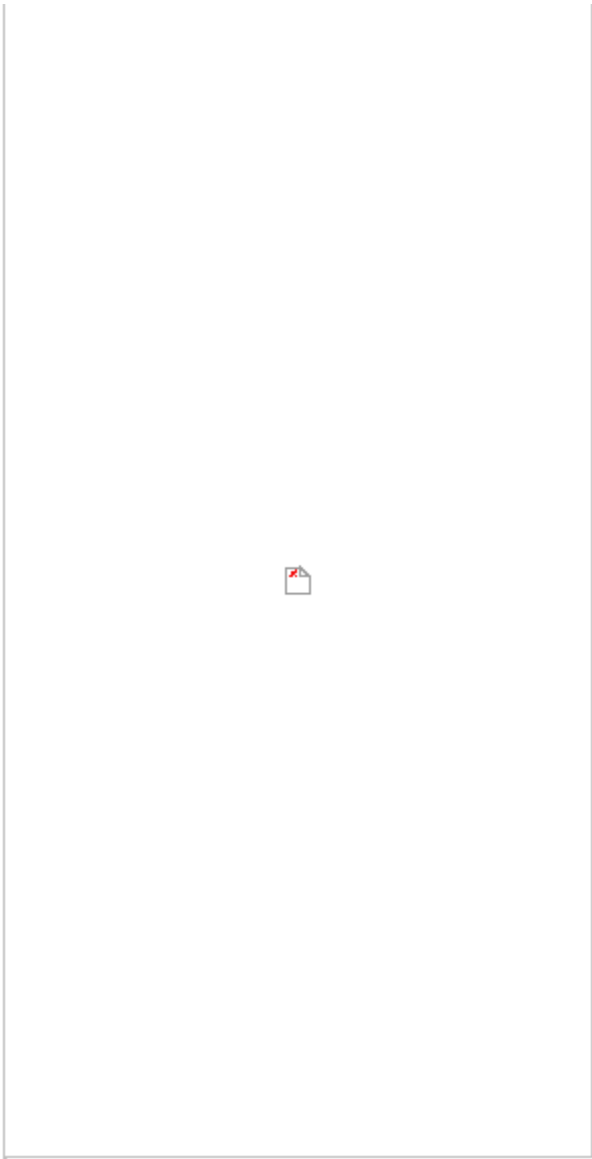


Investors See U.S. Real Estate As Safe Haven During Coronavirus Scare

A State Lawmaker Group Against Relocation Incentives Is Gaining Steam. So Are The Incentives.



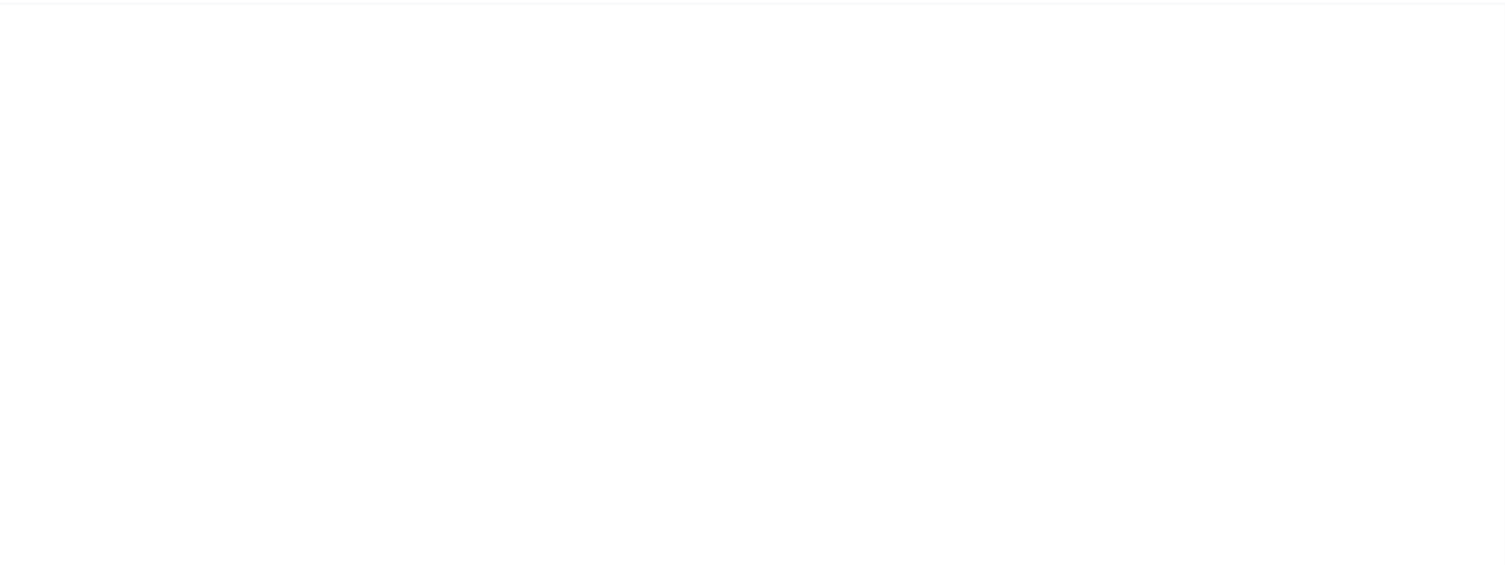
D.C. Tech Firm To Nearly Double Footprint In Move To Metropolitan Square



A D.C.-based firm that provides technology to nonprofits and political campaigns has been growing rapidly, and it will soon nearly double its office footprint. EveryAction signed a 35K SF lease on the sixth floor of [Metropolitan Square](#), the [Boston Properties](#) - and >

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Busting The Myth Of ‘Pre-Installed WiFi’ In Multifamily Buildings

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BY:

Boingo

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In Case You Missed It...



**Sheila Johnson Reportedly Bidding On
Trump Hotel In D.C.**



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Mixed-Use Project Planned For Prince George's County Metro Station Lacking In TOD



Cafritz Taps Former PGP Exec To Oversee 2M SF Fort Totten Development



Is New REIT's Neighborhood Focus On Local Residents A 'Shtick'?

A new, soon-to-be-formed real estate investment trust is hoping to attract a different type of investor.

With traditional, high-priced real estate investments normally shutting out low-income locals, the Neighborhood Investment Co., or Nico, said it is creating a model, similar to a co-op, that lets residents of [Echo Park](#), Silver Lake and nearby Los Angeles have an opportunity to own equity in a real estate portfolio for as little as \$100, according to its [investment prospectus](#) filed with the [Securities and Exchange Commission](#).

“We believe we are the world's first ‘Neighborhood REIT,’” [Nico](#) co-founder and CEO [Max Levine](#) told *Bisnow*.

[Read the full story here.](#)



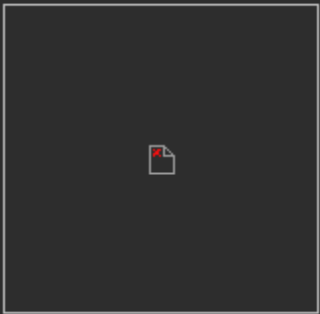
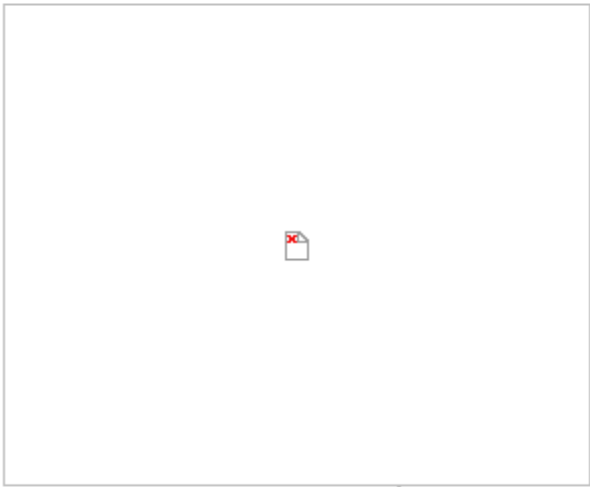


'Elephant Hanging Over Our Heads': Economists React To February Jobs Report On Twitter

Nonfarm payroll employment increased by 273,000 jobs in February, the U.S. Bureau of Labor Statistics [reported Friday](#), marking the country's 113th straight month of employment gains.

The unemployment rate fell slightly to 3.5%.

[Read the full story here.](#)



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To: scott.anderson@gsa.gov
Subject: Another Fairfax Office Slated For Residential; Former JLL CFO On Helping More Women Reach Top CRE Roles
Date: Tue, 10 Mar 2020 14:14:15 -0500 (CDT)
Message-ID: <1667780974.683931197.1583867655293.JavaMail.mktmail@abmas02.marketo.org >



Former JLL CFO Christie Kelly On Helping More Women Reach The Top Of CRE

Boutique Studio Classes? Check. Luxury Gym Interiors And Amenities? Check. No Annual Contracts? Check. BYNDfit Is DC's First Fitness Hall — Take A Tour Today ✖

When Christie Kelly began at [Lehman Brothers](#) in 2007, she expected she would work there for the next 20 years.

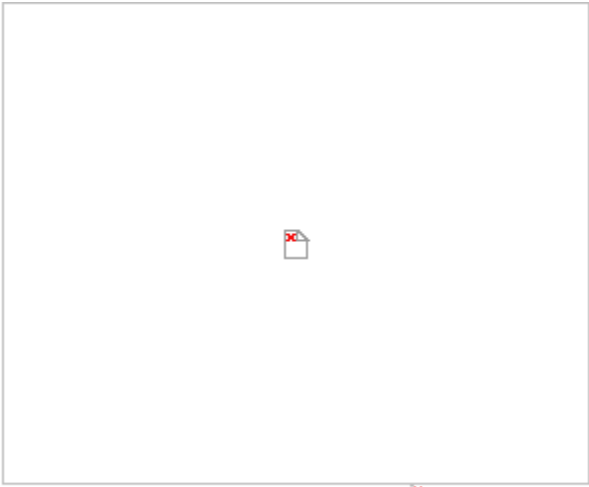
The crisis that brought down the global financial giant the following year was one of the scariest moments of Kelly's career, but it would prove to be a turning point.

“When things like that happen and you just watch the despair and the absolute crushing of careers all around you, you really learn how to dig down deep and figure out what you can do to move from point A to point B,” Kelly said.



A woman who has spent her career in the male-dominated worlds of finance and commercial real estate, Kelly faced an uphill climb to advance from point A to point B. The industry did not have many female leaders to help young women navigate the path to the top, hiring managers often limited...

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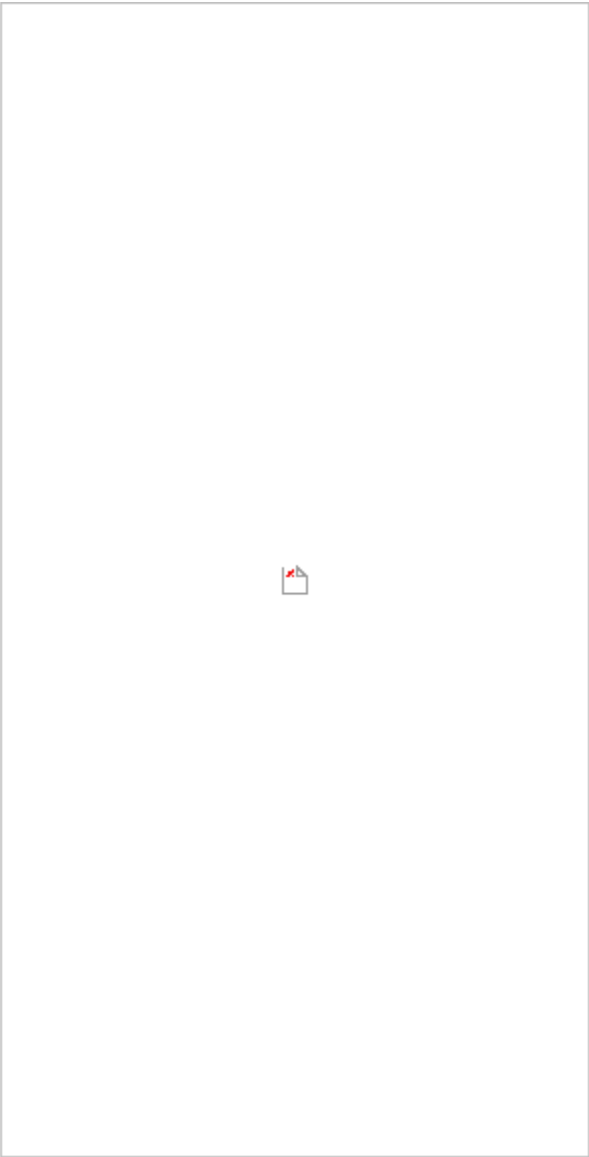
Coronavirus Poses Special Risks For Nursing Homes



Cafritz Taps Former PGP Exec To Oversee 2M SF Fort Totten Development

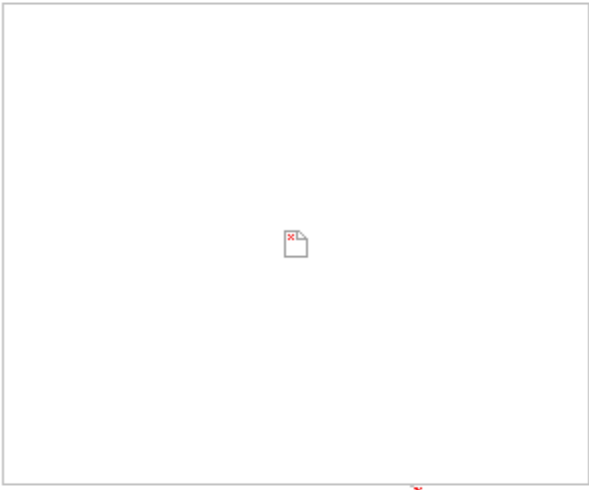


Developer Plans To Tear Down Fairfax County Office Building, Rebuild As Apartments



With D.C.-area office vacancy [staying stubbornly high](#), another owner is looking to convert an older office building to capture the [much stronger](#) residential demand. [Elm Street Development](#) filed an application with [Fairfax County](#) to redevelop the site of a...

[Read the full story here.](#)



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Bisnow Survey: CRE Fears Coronavirus Will Cause A Recession, Worries About Impact On Construction

The commercial real estate sector is increasingly worried the [coronavirus](#) will spark a [recession](#), and some businesses are already being hit by the economic impact of the virus' spread.

Bisnow surveyed 864 commercial real estate professionals to find out how the industry is responding to the coronavirus, which causes the disease [COVID-19](#).

The majority of survey respondents, or 70%, said they were concerned that the coronavirus could affect the global markets and lead to a recession.

[Read the full story here.](#)





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**D.C. Tech Firm To Nearly Double
Footprint In Move To Metropolitan
Square**



Sheila Johnson Reportedly Bidding On Trump Hotel In D.C.



Advocates Pushing Nationwide Rent Control Protest HUD Headquarters



Stonebridge Lands Inova To Anchor Potomac Yard Project

Mixed-Use Project Planned For Prince George's County Metro Station Lacking In TOD



Shipping Giants Are Furiously Building Warehouses Around A Handful Of Inland Logistics Hubs

As major U.S. companies seek to capitalize on international freight connectivity and industrial growth, many are zeroing in on Middle America over coastal gateway markets.

[Read the full story here.](#)



Beyond The Bio: 16 Questions With Core Spaces Founder Marc Lifshin

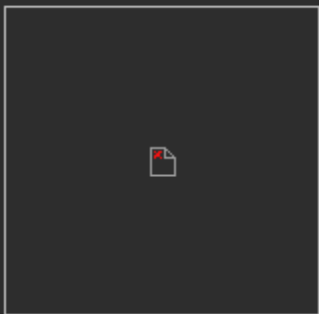
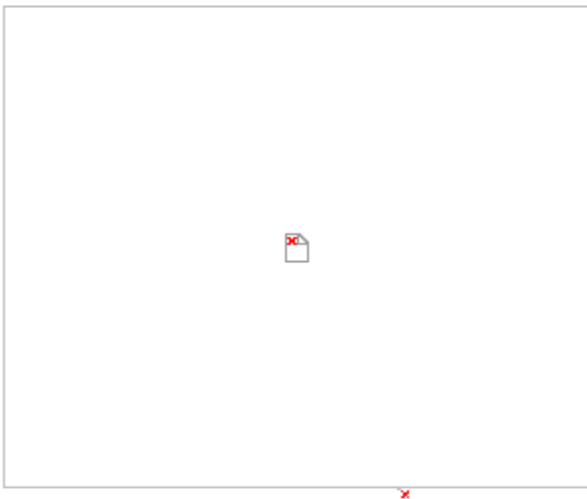
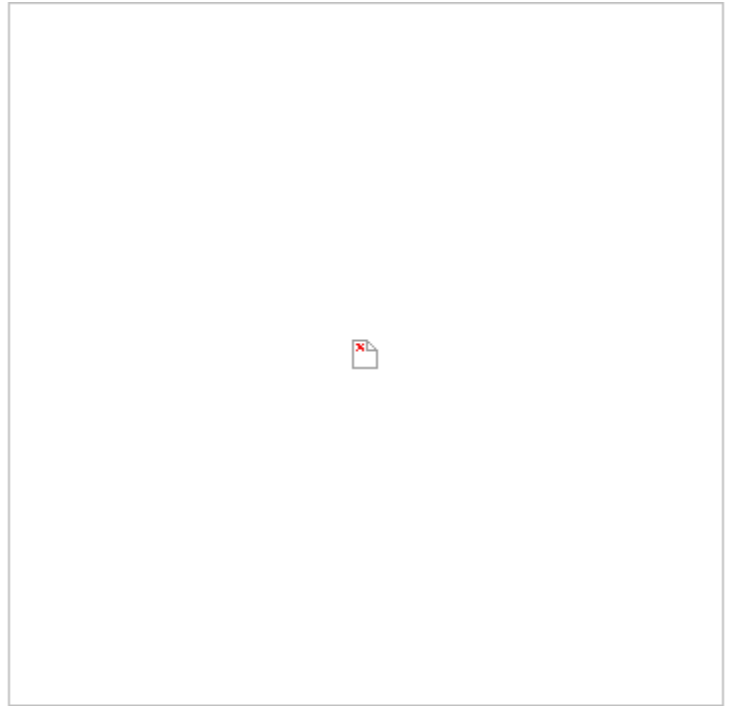
[This series](#) profiles men and women in commercial real estate who have profoundly transformed our neighborhoods and reshaped our cities, businesses and lifestyles.

[Marc Lifshin](#) is the founder and CEO of [Core Spaces](#), a developer and owner of off-campus, mixed-use student housing.

He received a bachelor of science degree in general engineering from the University of Illinois, and worked for Vail Resorts and IKON before starting his own real estate development company, LG Development Group, in 2002.

The evolution of that company, including segmentation into student housing, hospitality and multifamily, led to the formation of Core Spaces.

[Read the full story here.](#)



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To: scott.anderson@gsa.gov
Subject: Spanish Billionaire Makes Another Big D.C. Bet; Va. Tech Seen As 'Game-Changer' For Office Market
Date: Thu, 29 Aug 2019 14:14:30 -0500 (CDT)
Message-ID: <879712031.908426841.1567106070837.JavaMail.mktmail@abmas03.marketo.org >

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Virginia Tech Campus Seen As 'Game Changer' For Alexandria Office Market

[*Don't miss Bozzuto Group CEO Toby Bozzuto at Bisnow Multifamily Annual Conference East Nov. 7*](#)

[Alexandria](#) has been searching for a spark to ignite its office market, and officials believe the new \$1B [Virginia Tech](#) campus could be the win it needed.



The city is the only jurisdiction in Northern Virginia without a Fortune 500 company, Alexandria Economic Development CEO [Stephanie Landrum](#) said. She said her team in the past has put together "wish lists" of projects that could help spur growth in Alexandria, but a new college campus...

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Blackstone Sells D.C. Office Building To Spanish Billionaire For \$231M



A 55-year-old office building near [the White House](#) that underwent a significant renovation in 2013 has just traded hands. [Blackstone](#) sold the 815 Connecticut Ave. NW office building to [Ponte Gadea](#), the investment...

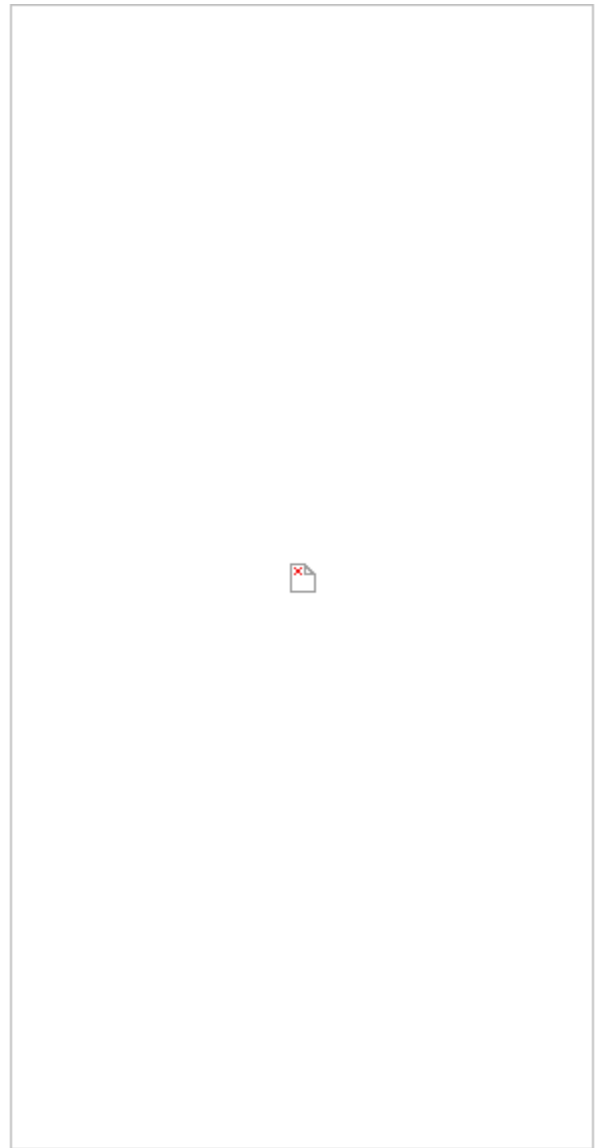
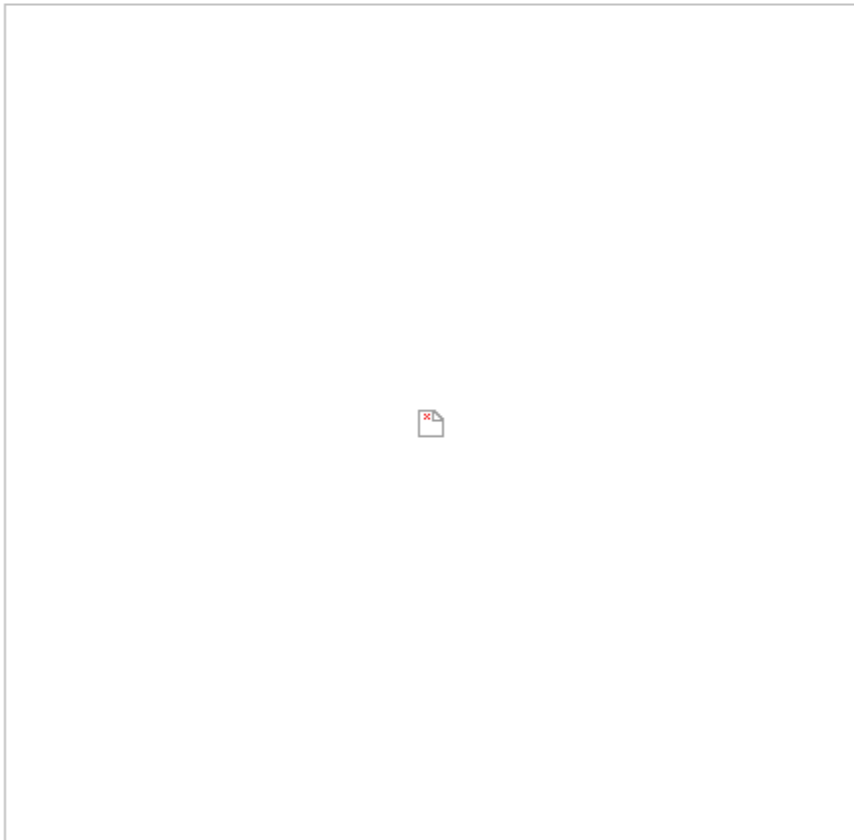
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Montgomery County Looks To Court Amazon For Warehouse After Prince George's Plans Scrapped



[Amazon](#) last week [backed out](#) of preliminary plans to build a major industrial project in [Prince George's County](#), and now the suburban Maryland county's neighbor is looking to swoop in. [Montgomery County](#) Executive...

[Read the full story here.](#)

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**Trammell Crow Begins Work On 9-
Story Brookland Multifamily Project**



Hines Pays \$93M To Enter Arlington's Suddenly Hot Office Market



Consulting Firm To Move Headquarters To Lerner's Tysons II Complex

H Street Losing Retail Momentum To Union Market, But New Projects Could Bring It Back



PN Hoffman Rebrands Company, Expands To Raleigh



WeWork's Largest Markets Brace For IPO Impact

LONDON and NEW YORK — In 2010, the biggest office tenants in these two metropolises would have been just as recognizable in 1910, and sum up the history of these places.

In New York, it was JPMorgan Chase, the bank founded by the financier who helped fund the creation of modern America. In London, it was HSBC, the former Hong Kong and Shanghai Banking Corp., a company that ties together London with its former Far East colonial empire.

Today, WeWork has eclipsed both of them, becoming the biggest private sector office occupier in both cities less than a decade into its existence. It occupies or is about to occupy 7.2M SF in New York and 4.4M SF in London.

It is an unprecedented scenario: The world's two biggest commercial property markets by investment volume have, for some time now, been sister cities in the minds of global investors, each ranking a consistent first or second, depending on the year. They are both also currently racked by turmoil sending tremors through their respective real estate communities.

[Read the full story here.](#)



'We Are Done With WeWork' For Now: Office Landlords And Coworking Players On The State Of Coworking

"We are done with [WeWork](#), at least for the moment," [Piedmont Office Realty Trust](#) Executive Vice President Joseph Pangburn said.

Pangburn, who has leased three properties to WeWork in Atlanta, Washington, D.C., and Orlando, Florida, is among the many reassessing the value of WeWork, and coworking in general, in the [wake of WeWork's IPO prospectus](#) released earlier this month.

WeWork, the leader in the globalization of coworking, [revealed in the prospectus that it lost nearly \\$700M in the first half of 2019](#), and said it will likely lose more money "in the foreseeable future."

The company, however, is valued at \$47B. That discrepancy has many in the office market scratching their heads, and some stepping back from the company or the entire industry.

[Read the full story here.](#)





Why The Rest Of 2019 Will Be Crucial For Opportunity Zone Development

Despite his location in one of the country's hottest real estate markets, [Urban Catalyst](#) Managing Partner [Erik Hayden](#) employed a wait-and-see approach to San Jose's opportunity zones.

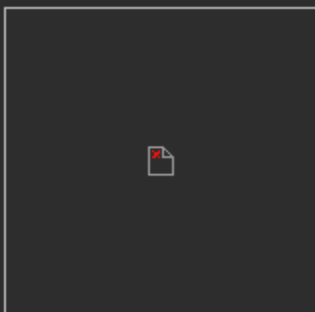
Even after having set up Silicon Valley's [only multi-asset fund](#) dedicated to designated properties, he waited.

As Hayden recognizes, stories similar to his occurred in markets across the country, with investors claiming a lack of clarity stalling any kind of [large-scale benefits](#) opportunity zone, which proponents promised would come to distressed communities.

"It was confusion and a slow rollout that has made it so that funds haven't met their fundraising goal expectations," Hayden said.

Now, investors expect a turnaround in the second half of 2019.

[Read the full story here.](#)



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Subject: More On Coronavirus; Yotel Set To Open First D.C. Hotel This Fall
Date: Wed, 11 Mar 2020 14:29:43 -0500 (CDT)
Message-ID: <1063700075.-2063366460.1583954983868.JavaMail.mktmail@abmas03.marketo.org >





March 11, 2020

Coronavirus Crisis Comes At A Bad Time For U.S. Shopping Malls

Tickets And Sponsorships Are Still Available For The 33rd Annual Leukemia Ball On March 21 At The Marriott Marquis, Washington, D.C., Featuring A Comedy Performance By Seth Meyers, And Music By The Legwarmers And Damien Escobar! Info Here 

The once-bustling corridors of American shopping malls have already suffered from slowing sales, and the [coronavirus](#) outbreak threatens to turn retail properties across the country into ghost towns as consumers shy away from large public places.



When the coronavirus began to spread in China, the retail industry's concerns centered around the supply chain and importing goods. But the outbreak, which the World Health Organization Wednesday [classified](#) as a pandemic, has now grown throughout the United States to [more than 1,000](#)

[cases](#). Industry experts say the growing...

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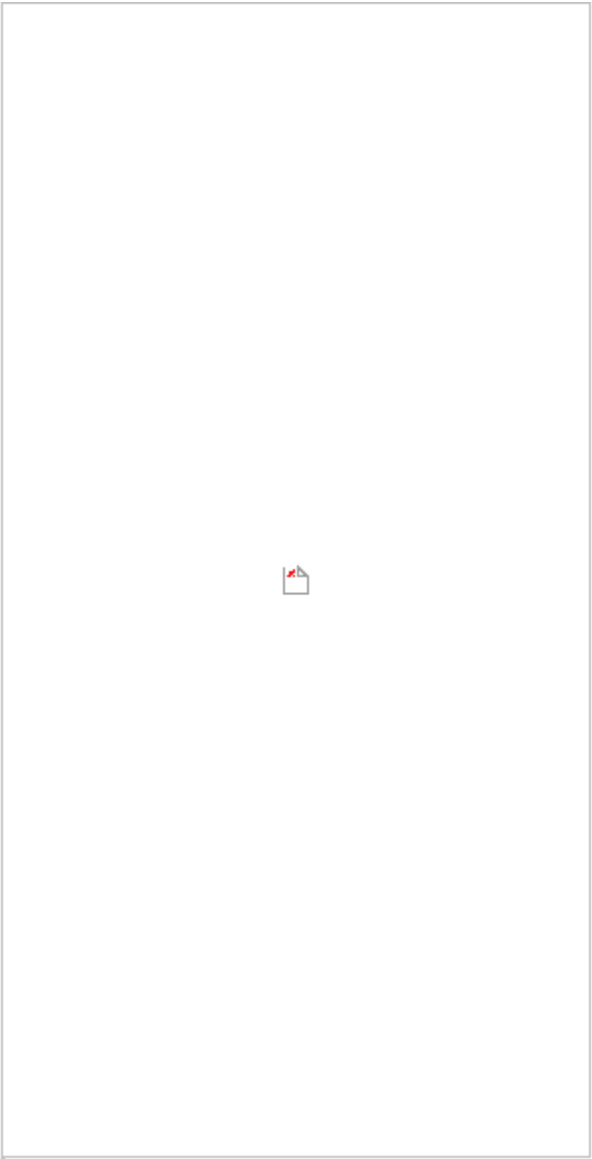
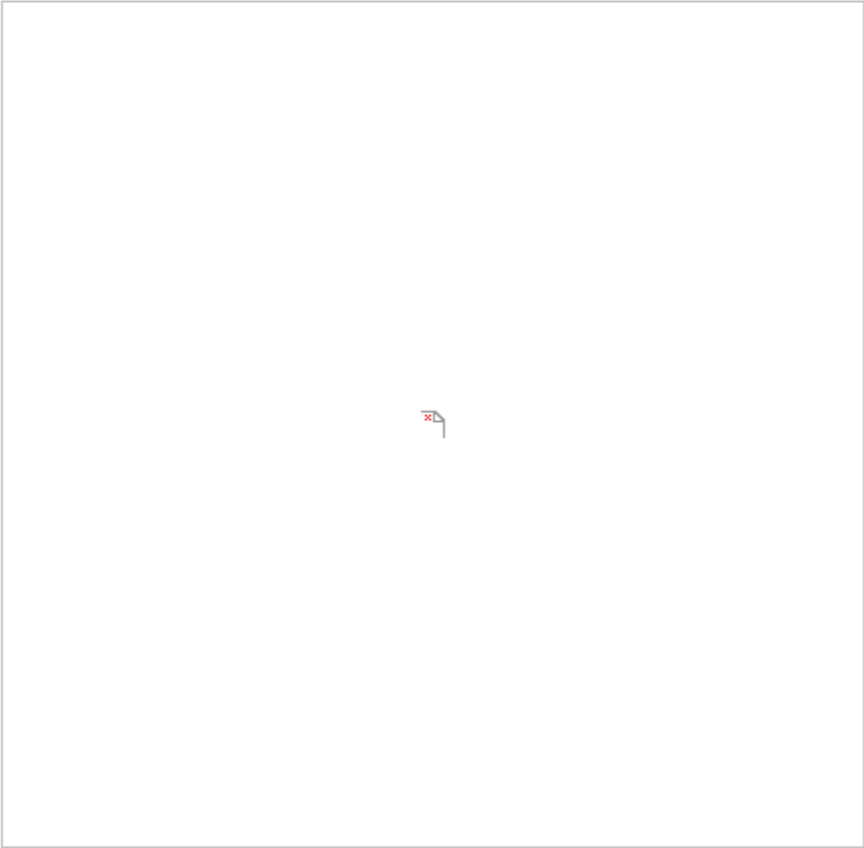
**Former JLL CFO Christie
Kelly On Helping More
Women Reach The Top Of
CRE**



**Bisnow Survey: CRE Fears
Coronavirus Will Cause A
Recession, Worries About
Impact On Construction**



Yotel Prepares To Open First D.C. Hotel This Fall



British hotel chain [Yotel](#) has unveiled new details on its D.C. debut later this year on [Capitol Hill](#). The 402-room hotel will be Yotel's first-ever renovation and rebrand of an existing hotel, after [BLDG Management](#) and Metrovest Equities [acquired](#) the Liaison...

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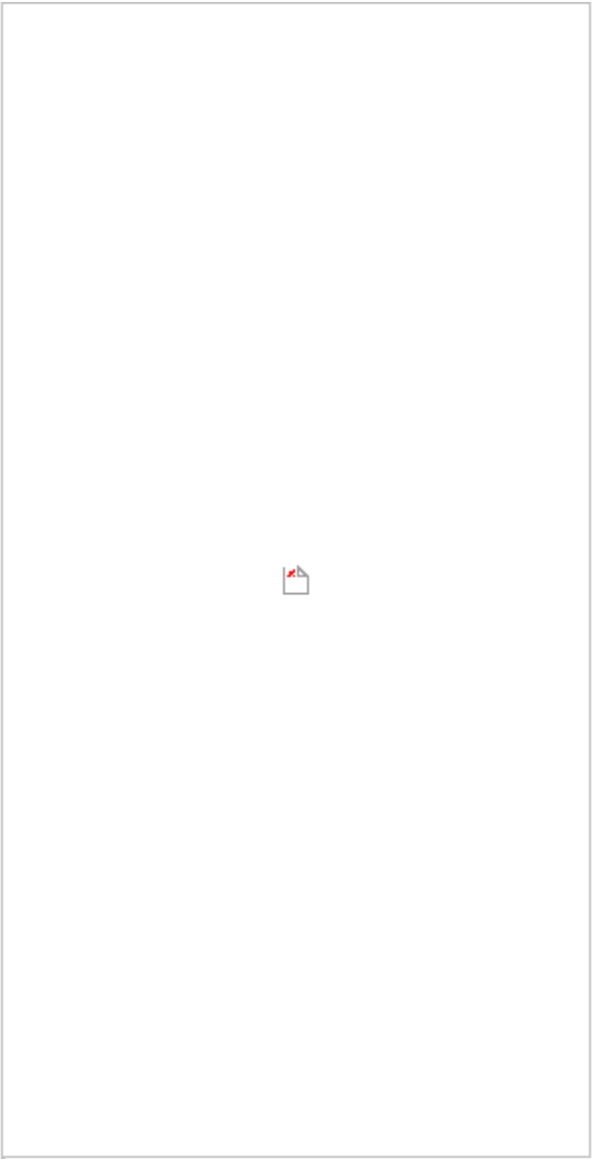
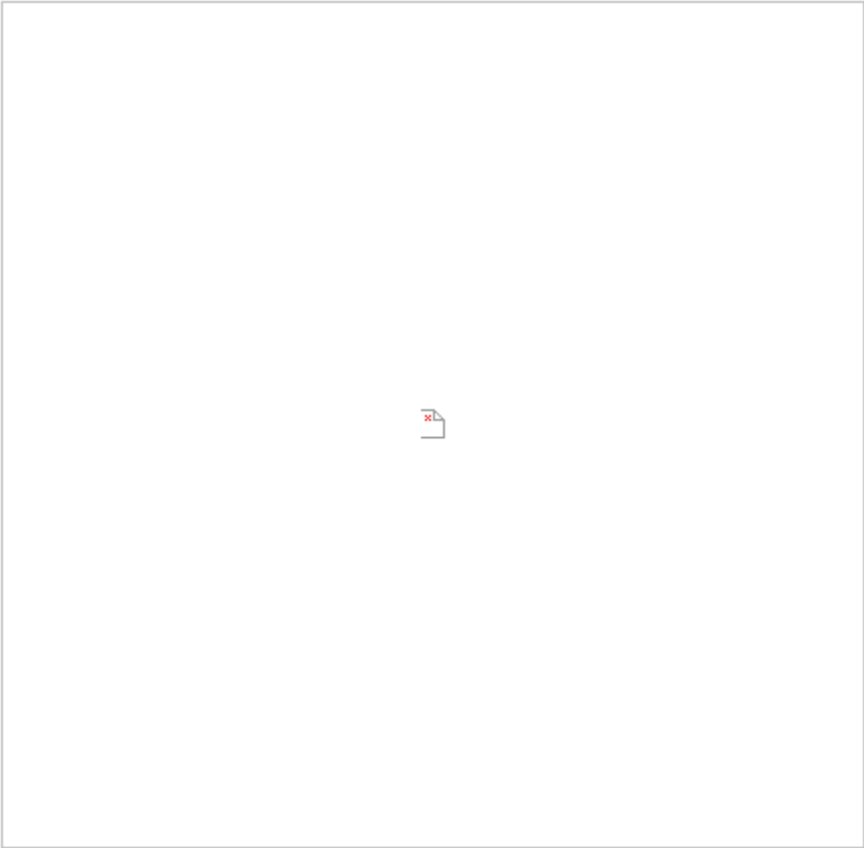




5 CRE Pros Weigh In On Leadership And Gender Diversity In The Industry

PRESENTED
BY:

JLL Mid Atlantic



Commercial real estate has always been a male-dominated industry. But slowly, efforts to encourage [gender diversity](#) are creating meaningful change. CRE firms [like JLL](#) are making great strides to push these efforts forward. Women hold [approximately 54%](#) of CRE midlevel associate and senior positions and...

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**Developer Plans To Tear Down Fairfax
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Sheila Johnson Reportedly Bidding On Trump Hotel In D.C.



Advocates Pushing Nationwide Rent Control Protest HUD Headquarters



Stonebridge Lands Inova To Anchor Potomac Yard Project



Best Practices: Property Management In The Time Of Coronavirus

[The Best Practices series](#) asks CRE leaders about how to best execute a single aspect of their business.

Best practices in businesses usually distill years of corporate experience into a set of guidelines, but with the U.S. arrival of the coronavirus, guidelines need to be devised — and updated often — for a fluid situation.

With that caveat in mind, we asked a variety of property management specialists how owners and landlords should deal with the coronavirus and the disease it causes, COVID-19, at this stage of the outbreak.

[Read the full story here.](#)





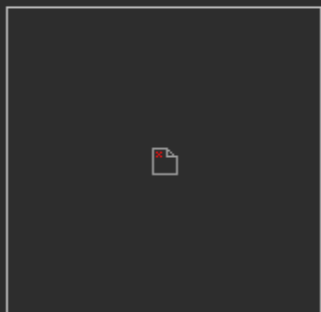
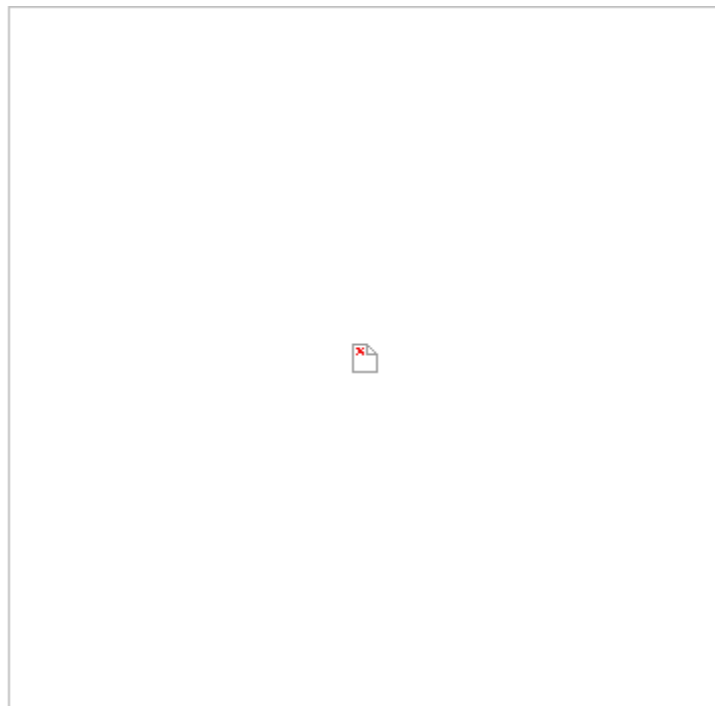
As California's Office Growth Slows, Is The Sun Belt Just Getting Started?

SAN FRANCISCO — Even if all good things must come to an end in the Bay Area, they might just be getting started for office developers in several Sun Belt cities.

A handful of metropolitan areas dotting the southern third of the country, like Phoenix and [Austin, Texas](#), will likely see accelerated office-sector growth, as California hits its supply threshold, [CoStar Group](#) forecasts.

A number of factors point to that dynamic, like increased supply in cities like San Francisco and San Jose, but much of any new market traction likely starts with the Bay Area's costs of both living and doing business, CoStar Portfolio Strategy Managing Consultant [Paul Leonard](#) said.

[Read the full story here.](#)



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Subject: Review & Approval of FY-20 & FY-21 HOTD Steam Service Rates
Date: Fri, 22 Mar 2019 12:28:44 -0400
Message-ID: <CANTEVsjVd=cspJVAJxsA0Gzw=T3pSSEwRogBFQZ48E1PN_LiWw@mail.gmail.com >
Attachments: steam rate customer notification FY20 & FY21.docx; steam rate history & FY20 & FY21_projection.docx; steam rate approval document_FY20 & FY21.docx; HOTD Budget Proforma FY20 & FY21 Final_rev1.xlsx

Dear NCR-PBS Regional Commissioner & Office Directors:

At this time of each year, GSA-HOTD steam customers request information regarding the steam service rate for the next two years. This is to aid them in their budgetary planning and submission to congress for the upcoming fiscal years. Thus, the HOTD Director prepares and submits the rate setting documents to the GSA-NCR-PBS Regional Commissioner and associated Office Directors for formal review and approval. This email is designed to serve as a heads-up for the official hard copy you will be receiving shortly requesting your signature for concurrence/approval.

Attached for your review is a letter to GSA steam service customers notifying them of the projected continuation in FY-2020 and FY-2021 of the current steam service rate of \$38.90/Mlb (1,000 pounds of steam). Also attached are the HOTD steam rate approval document, HOTD steam rate history and HOTD Pro-Forma Budget for FY 2020/2021. HOTD has projected costs associated with its steam service production and distribution, and on this basis determined the aforementioned rates. This projection of HOTD steam service cost is based on a number of considerations, including:

- [REDACTED] while maintaining and enhancing reliability, safety, [REDACTED] OIS [REDACTED]
- Continued reliability of g [REDACTED] purchase [REDACTED]
- Success in pre-purchasing natural gas at a reduced price for FY-2020 and FY-2021.
- Implementation of strategic capital replacements to maintain competitive performance and assure reliable service to customers

[REDACTED] account for the costs associated with HOTD's [REDACTED] respectfully request your review, concurrence and [REDACTED]

Greg Westphal
[REDACTED] Transmission Division

GSA, NCR, PBS, HOTD (WPMAE)

Desk: (202) 237-6406

Cell: (b) (6)



GSA National Capital Region

March 25, 2019

Dear GSA Steam Customer,

We are pleased to notify you of your steam rate for FY-2020, and to provide you with our initial projection of your steam rate for FY-2021. We will be maintaining for FY-2020, and we project to maintain through FY-2021, the rate of \$38.90 per Mlb (thousand pounds of steam) that we have had in effect since FY-2011 when we were able to reduce it by 5%.

We are holding of our price without increase despite countervailing cost and load pressures without compromising our emphasis on safety, reliability, and environmental sustainability. Our vigilant efforts to improve our operational efficiency and cost-effectiveness include:

- Improving our protocols of operation and maintenance of our plant and distribution system
- Identifying opportunities to improve plant systems and controls
- Continued reliability of our gas-turbine co-generators, and avoidance of electricity purchase
- Strategically pre-purchasing the natural gas supply for FY-2020 and FY-2021 at best prices

These efforts are making it possible for us to continue in FY-2020 and FY-2021 to offer our identical rate in effect since FY-2011. We trust that this good news will aid your fiscal budget planning.

Beyond upgrades already in place, we continue to be engaged in implementing strategic capital replacement plans to maintain our competitive performance and improve our service to you well into the future.

Should you have any questions or require additional information, please do not hesitate to contact me at (202) 337-6406.

Sincerely,

Greg Westphal
Director
GSA-Heating Operation and Transmission Division
13th and C Streets, SW
Washington, DC 20407

The HOTD Steam Rate History

FY99	\$14.95
FY00	\$14.95
FY01	\$17.95
FY02	\$17.95
FY03	\$20.35
FY04	\$21.95
FY05	\$25.95
FY06	\$34.95
FY07	\$38.95
FY08	\$38.95
FY09	\$39.95
FY10	\$40.95
FY11	\$38.90
FY12	\$38.90
FY13	\$38.90
FY14	\$38.90
FY15	\$38.90
FY16	\$38.90
FY17	\$38.90
FY18	\$38.90
FY19	\$38.90
FY20	\$38.90 Projected
FY21	\$38.90 Projected



GSA National Capital Region

**Review & Approval Document
Proposed Reaffirmation of GSA-NCR-PBS Steam Service Rate for
FY-2020 and Rate Projection for FY-2021**

Enclosed for your review and approval is a letter to GSA-NCR-PBS steam service customers notifying them of continuation in FY-2020 of the current steam service rate of \$38.90/Mlb (1,000 pounds of steam), and projecting further continuation of this rate through FY2021. Also here enclosed is the Pro-Forma Budget for FY2020/2021 of the Heating Operation and Transmission Division (HOTD). HOTD has projected costs associated with its steam service production and distribution, and on this basis determined the aforementioned rate.

This projection of HOTD steam service cost is based on a number of considerations, including:

- Continued dedication to improving the cost-effectiveness of operation, while maintaining and enhancing reliability, safety, environmental congruence, and sustainability
- Continued identification of opportunities to improve plant systems and controls
- Continued reliability of gas-turbine co-generators, and avoidance of electricity purchase
- Success in pre-purchasing natural gas at a reduced price for FY-2020 and FY-2021
- Implementation of strategic capital replacements to maintain competitive performance and assure reliable service to customers

In consideration of these factors, we anticipate that the proposed steam rates account for the costs associated with HOTD's production and distribution of steam for each of these two years.

I respectfully request your concurrence and approval of the proposed steam rate of \$38.90/Mlb for FY-2020 and FY-2021.

Respectfully,

Greg Westphal
Director,
GSA-NCR-PBS Heating Operation & Transmission Division

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

GSA_2021_OPO_TI_003574

Concurrence _____
Aimee Whiteman
Director, GSA-NCR-PBS Office of Facilities Management and Services Programs

Concurrence _____
Ivan Swain
Director, GSA-NCR-PBS Office of Portfolio Management

Concurrence _____
Georgia Davis-Leggett
Chief Financial Officer, GSA-NCR-PBS

Approval _____
Darren Blue
Regional Commissioner, GSA-NCR-PBS

Enclosures:

HOTD Pro Forma Budget, FY-2020/2021
HOTD Steam Rate History, FY 1999 – FY 2019
GSA Steam Customer Letter, March 25th, 2019 (Proposed)

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

GSA_2021_OPO_TI_003575

**HOTD Proforma
FY2020- FY2021
3/17/2019 Final**

FY 2020

Projection

Steam Rate \$/Mlb
Chilled Water Rate \$/kTh

COMMODITY

Direct Steam Mlbs
Reimbursable Steam Mlbs
Total Steam Mlbs

REVENUE

Direct Steam Sales
Reimbursable Steam Sales
Chilled Water Sales
Overhead Reimbursable RWA
Total Revenue

EXPENSE

Utilities
Gas
Oil
Electrical
Water DC-Charges
Total Utilities

Maintenance
Contracts
Distribution System Maintenance
Cogen Chiller Maintenance
Plant Maintenance
Energy and Environmental
Supplies
Emergency Boiler Rental
Total Maintenance

Administrative
Personnel
Contracts
Supplies
Training
Total Administrative

Building Support
Security
Cleaning Interior, Exterior
Building Maintenance
Space Changes
Total Building Support

Subtotal

NOT BURDENED BY GSA G&A
Regional & National G&A 0.015
Field Office (Included under Administration)
Depreciation Expenses
Total Not Burdened by GSA G&A

Expense excluding Debt Service

Revenue - Expense excluding Debt Service

Debt Service
Ellipse Project
GSA Net Co-gen Debt Service
Total Debt Service

Total Expense (BA61)

Net Operating Cash Flow
Revenue - Total Expense (BA61)
Expensed BA54 (Not Included in Rate Setting)

HOTD Proforma
FY2020- FY2021
3/17/2019 Final

Chilled Water

FY 2021

Projection

Steam Rate \$/Mlb
Chilled Water Rate \$/kTh

COMMODITY

Direct Steam Mlbs
Reimbursable Steam Mlbs
Total Steam Mlbs

REVENUE

Direct Steam Sales
Reimbursable Steam Sales
Chilled Water Sales
Overhead Reimbursable RWA
Total Revenue

EXPENSE

Utilities

Gas
Oil
Electrical
Water DC-Charges
Total Utilities

Maintenance

Contracts
Distribution System Maintenance
Cogen Chiller Maintenance
Plant Maintenance
Energy and Environmental
Supplies
Emergency Boiler Rental
Total Maintenance

Administrative

Personnel
Contracts
Supplies
Training
Total Administrative

Building Support

Security
Cleaning Interior, Exterior
Building Maintenance
Space Changes
Total Building Support

Subtotal

NOT BURDENED BY GSA G&A

Regional & National G&A 0.015
Field Office (Included under Administration)
Depreciation Expenses
Total Not Burdened by GSA G&A

Expense excluding Debt Service

Revenue - Expense excluding Debt Service

Debt Service

Ellipse Project
GSA Net Co-gen Debt Service
Total Debt Service

Total Expense (BA61)

Net Operating Cash Flow

Revenue - Total Expense (BA61)

Expensed BA54 (Not Included in Rate Setting)